

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, November 21, 2011  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn  
Members absent: M. Beal, R. Hall, B. Ryan,  
Alternates present: B. Chandy, V. Ward  
Staff Present: Linda M. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:21 p.m. Alternates Chandy and Ward were seated.

**Minutes:**

11-7-11- Plante MOVED, Ward seconded, to approve the 11/7/11 minutes as written. MOTION PASSED with all in favor except Chandy who disqualified herself.

**Public Hearings:**

**Special Permit Application for Wedding Venue 552 Bassetts Bridge Road  
J. & J. Bell owner/applicant, PZC File 1217-2**

Chairman Goodwin opened the Continued Public Hearing at 7:22 p.m. Members present were Goodwin, Holt, Lewis, Plante, Pociask, Rawn and alternates Chandy and Ward. Ward was appointed to act and Chandy disqualified herself. Linda M. Painter, Director of Planning and Development, noted the following communications received and distributed: an undated revised Statement of Use submitted by the applicant and a 11/15/11 revised site plan; an 11/21/11 email from C. Hathway; an 11/17/11 report from L. Painter, Director of Planning and Development; an 11/17/11 memo from G. Meitzler, Assistant Town Engineer; an 11/17/11 memo from J. Jackman, Fire Marshal; and an 11/2/11 memo from G. Havens, EHHD.

Wesley and Jean Bell, the applicants, and Richard Mihok, Professional Engineer, were present. Jean Bell summarized their plans and emphasized that the reason they are applying for a Special Permit for a wedding venue is to make their farm sustainable.

Richard Mihok, reviewed the sound study, parking spaces, handicap spaces, fire apparatus turn around, driveway width, site lighting and driveway entrance lighting.

Jean Bell reviewed the phasing plan and stated that Phase 1 will include: portable toilets, parking and installation of handicapped parking; Phase 2 will include the barn addition with accessible bathrooms and the installation of the new septic system; Phase 3 will complete the barn addition and inside work, including a kitchen. She also stated that they will be eliminating the previously permitted lunch service on Friday and Saturdays but would like to have permission to serve brunch on Sundays from 9am to 2 pm.

Holt asked if a tent is still proposed. Bell responded that during Phases 1 and 2 a tent may be necessary depending on weather. Once the additions are completed in Phase 3 and the barn expanded, they will no longer need a tent. Holt also asked for clarification as to how the sound study was conducted. The applicants explained that amplified music and/or a DJ will only be used after the barn is completed, and only inside the barn.

Members questioned the hours of operation (will end at 10 p.m.), parking lot location and materials, installation of a grease trap, a timeline for each phase, and the estimated date for final completion.

Painter noted that liquor permit approvals should be addressed in any approval motion as they will need to be obtained for every event by the caterer and be signed off by numerous staff members. Painter stated that the site for the future septic system is within 500 feet of an aquifer and there will be notifications to other agencies when the Bells apply for that part of the project. She also suggested that in an approval motion it should be noted that this approval supersedes the previous approval to allow lunch on Friday and Saturday. She also stated that it was appropriate to modify the prior Special Permit to allow a brunch as part of this process because no neighborhood notification is required for modifications of Special Permits.

Lewis suggested that use of amplified music and acoustical music should be reviewed by the Regulatory Review Committee. It was suggested that perhaps labeling all music with amplification was too restrictive, and instead the use of amplified music should be defined by the town's Noise Ordinance of not exceeding a specified decibel level at the site's boundaries.

Chairman Goodwin noted no further comments or questions from the audience or commission. Plante MOVED, Holt seconded, to close the Public Hearing at 7:50 p.m. MOTION PASSED with all in favor except Chandy who previously disqualified herself.

**Special Permit Application for Building Replacement and Expansion, 173 Storrs Road Natchaug Hospital owner/applicant, PZC File 937-5**

Chairman Goodwin opened the Continued Public Hearing at 7:51 p.m. Members present were Goodwin, Holt, Lewis, Plante, Pociask, Rawn and alternates Chandy and Ward. Ward was appointed to act and Chandy disqualified herself. Linda M. Painter, Director of Planning and Development, noted the following communications received and distributed: an 11/17/11 report from L. Painter, Director of Planning and Development; an 11/16/11 memo from G. Meitzler, Assistant Town Engineer; an 11/17/11 memo from F. Raiola, Deputy Fire Marshal.

Ed Pelletier of Datum Engineering submitted a revised set of plans dated 11/21/11 that reflect changes made based on staff reports. He highlighted the 20' exit driveway, the location of the walkway leading to the main building, the inclusion of two rain gardens that will collect water from the roof drains, and the additional plantings.

Jim Rose, Rose Construction, stated that the new building will be a wood-framed, pre-fab, 5,000 square-foot building on a slab. Rose distributed renderings of the building and showed color samples of the building's exterior walls and roof which are to match those of the existing buildings.

Pociask questioned using a burgundy metal roof and the potential for fading. He also questioned the location of utilities. Rose responded saying that the manufacturer warrants no fading, electrical utilities will be underground, mechanicals will be installed in the attic, and the HVAC units will be outside the building by the parking lot. He noted that there will be one exterior lighting pole with two downward facing heads, one light on the porch ceiling for the entryway to the offices, and one wall pack operated by a switch (or possibly a timer) between the two overhead doors.

It was noted that the HVAC units were not shown on the plans. This will be a condition in any approval motion.

Chairman Goodwin noted no further comments or questions from the audience or commission. Holt MOVED, Pociask seconded, to close the Public Hearing at 8:12 p.m. MOTION PASSED with all in favor except Chandy who previously disqualified herself.

**Old Business:**

None.

### **New Business:**

a. **Request for Modification to expand retail use into storage area, Mansfield Center General Store - 534 Storrs Road, Keleigh Shumbo and Lisa Rich owners/applicants, PZC File 481**

Chairman Goodwin disqualified herself, and Holt was appointed acting Chair for this item. Keleigh Shumbo discussed her request for the need to separate the antiques shop from the general store. After a brief discussion, Pociask MOVED, Rawn seconded, that the PZC authorize the Zoning Agent and PZC Chairman to approve the request for building modification as described in the 11/7/11 application and depicted on the submitted 11/7/11 floor plan. This approval does not authorize the display of any additional signage at this time. MOTION PASSED with all in favor except Goodwin who was disqualified.

b. **New Special Permit Application for Fill, 28 Old Kent Road, J. James owner/applicant, PZC File 1306**

Holt MOVED, Pociask seconded, to receive the Special Permit application, File #1306, submitted by Samuel Schrager, for the filling of earth material, on property located at 28 Old Kent Road, owned by James James, as shown on plans dated 11-9-11, and as described in other application submissions, and to refer said application to the staff for review and comment, and to set a Public Hearing for January 3, 2012. MOTION PASSED UNANIMOUSLY.

c. **Letter of Support for Livability Solutions Technical Assistance Application**

Painter stated that the Town has decided not to apply for this grant, noting that today it was announced that HUD awarded Mansfield the 2011 Sustainable Communities Grant in the amount of \$610,000. This year HUD received over \$500 million in funding requests from communities in all 50 states, the District of Columbia, and Puerto Rico for the \$96 million in available funding. Mansfield was one of only 27 communities in the United States awarded this opportunity.

d. **Interstate Reliability Project - Discussion**

Painter distributed a power point printout that was presented to the Town Council in August. She asked that members review the power point prior to the next meeting and be prepared to discuss it then.

### **Reports from Officers and Committees:**

It was noted that the next Regulatory Review Committee meeting will be on Wednesday, November 30<sup>th</sup> at 1:15 p.m. in Room B.

### **Communications and Bills:** Noted.

### **Executive Session:**

Strategy and negotiations with respect to pending claim and litigation, Connecticut General Statutes section 1-200(6)(B).

Holt MOVED, Ward seconded, at 8:40 p.m. to enter into Executive Session to discuss the pending court case of Bruce and Franca Hussey vs. Town of Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY. Members present were Goodwin, Holt, Lewis, Plante, Pociask, Rawn and alternates Chandy and Ward. Also present were Dennis O'Brien, Town Attorney; and Linda M. Painter, Director of Planning and Development.

Plante MOVED, Holt seconded, at 9:28 p.m. to end the Executive Session. MOTION PASSED UNANIMOUSLY.

**Adjournment:** Chairman Goodwin adjourned the meeting at 9:29 p.m.

Respectfully submitted,

Katherine Holt, Secretary